



1 High Meadow,  
Northiam, East Sussex TN31 6GA

# 1 High Meadow, Northiam, East Sussex TN31 6GA

**Guide Price £665,000**

**Situated in a tucked away location close to the centre of the thriving village of Northiam is this deceptively spacious, detached 4 bedroom / 2 bath property, which also benefits from a good size south facing garden, detached double garage and driveway providing off-street parking for several cars.**

The homely, deceptively spacious living accommodation is colourful and bright throughout and would suit any number of different purchasers. To the ground floor, there is a welcoming entrance hall, a generous kitchen / breakfast / family room, separate dining room, spacious sitting room which opens up onto the rear garden, useful study / home office, cloakroom and utility cum boot room. On the first floor, the bedrooms are all good sizes with good amounts of built-in storage, the principal also having the benefit of an en-suite shower room. The family bathroom completes the internal accommodation.

Outside, the house sits back behind a landscaped garden area with a generous driveway to the side where there is parking for several cars in front of the detached double garage. To the back, the surprisingly large, enclosed, low maintenance south facing garden offers the perfect environment for children, pets and gardeners alike.

Standing in a sought after cul-de-sac in the centre of the village, all of the local amenities are within walking distance, which is what makes this location so popular. This property also benefits from being a short drive away from the historic Cinque Port towns of Rye and Tenterden, with their superb array of independent shops and many amenities.

- Attractive detached 4 bedroom / 2 bathroom property
- Just over 1,500 sqft of accommodation (excluding garage)
- Large enclosed south facing rear garden / Front garden
- Detached Double Garage / Driveway for several vehicles
- Part of sought after private cul-de-sac development
- Tucked away central location close to centre of village
- Walking distance of all local amenities on offer
- Towns of Tenterden & Rye approx. 6 and 8 miles distant
- High Weald AONB / Great Dixter House & Gardens close by
- Wide choice of good schools & transport links nearby

**SITUATION** This lovely property is situated on a popular private cul-de-sac in the centre of the thriving village of Northiam, which has many amenities including two general stores, a doctor's surgery, dentist, bakery / café, primary school, hardware store and veterinary clinic. The famous house and gardens of "Great Dixter" are close by and there are many wonderful walks through the beautiful countryside that surrounds the village and which makes up part of the High Weald Area of Outstanding Natural Beauty. The nearby towns of Rye (8 miles) and Tenterden (7 miles) offer a more comprehensive range of local day to day shopping, health, leisure and sporting facilities. There is excellent schooling in the area in both the private and state sectors and for transport to London, there are regular rail services from Etchingham, Robertsbridge and Staplehurst.

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**Warner Gray**



The front door opens into a welcoming **ENTRANCE HALL** with space for free standing furniture and stairs to the first floor. Large under stairs storage cupboard. French doors lead into the sitting room and further doors lead into the kitchen and study.

**SITTING ROOM** 16'8 x 15'2. Double doors from the hallway lead into the sitting room which has a light, but homely feel and is perfect for entertaining. A Victorian style fireplace with gas inset fire provides a lovely focal point. Internal double doors connect with the dining room and patio doors to the back open to the garden, making it ideal winter and summer entertaining.

**DINING ROOM** 12'8 x 9'8. Handily situated between the sitting room and the kitchen, this reception room is currently set up as a snug but would serve many functions including as a formal dining room, playroom, teenage space or even hobby room.

**KITCHEN / BREAKFAST / FAMILY ROOM** 14'10 x 14'4. This surprisingly spacious room currently houses a fitted kitchen to two walls, a good size farmhouse style table with chairs and a sofa, making this an incredibly sociable family space. The kitchen consists of a number of units with plenty of workspace, sink unit with mixer tap. Gas hob with extractor above. Integrated BOSCH fridge. Baumatic electric double oven and grill. Space for dishwasher. Door to utility.

**UTILITY / BOOT ROOM** 8'6 x 5'7. A useful room with space and plumbing for a washing machine. Worktop with sink unit. Space for cloaks, boots, American style fridge / freezer and general utility storage. Boiler. Small ceiling loft. Stable door to garden.

**STUDY** 10'4 x 9'10. This additional reception room is currently set up as a study / home office and would make the ideal space for anyone needing to work from home.

**CLOAKROOM** comprises a WC and wash basin.

Stairs from the ground floor lead to a **FIRST FLOOR LANDING** with access to all the bedrooms and family bathroom. Hatch with fitted loft ladder to loft which is fitted with lights and boarded.

**BEDROOM 1** 13'9 x 11'8. A lovely south facing double bedroom with built-in wardrobes and storage. A rear window gives views over the garden. **EN-SUITE SHOWER ROOM** comprising corner shower cubicle; WC; and wash basin with storage under.

**BEDROOM 2** 11'8 x 11'3. A good size double bedroom with built-in wardrobe and window to the rear.

**BEDROOM 3** 13'4 x 7'10. Double bedroom with built-in wardrobe and window to the front.

**BEDROOM 4** 9'9 x 8'4. The smallest of the four bedrooms, this room is used as a music room but would make a good single bedroom if needed. Built-in cupboard.

**FAMILY BATHROOM** A traditional style bathroom comprising: panelled bath with shower over; pedestal wash basin; and WC. Large airing / drying cupboard housing hot water cylinder.

**OUTSIDE** Set in a private cul-de-sac, this property has much kerb appeal. To the front of the house, there is an attractive garden area and to the side of that, a driveway providing off-street parking for several vehicles. NB: There would even be room to park a motorhome or caravan if desired.

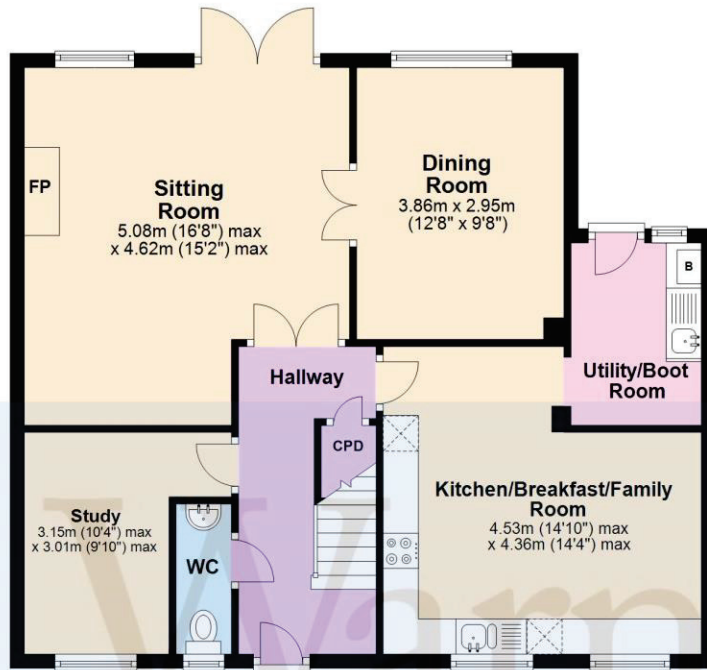
The detached double garage, which sits at the back of the drive, has light, power, an open storage area in the roof, two electric doors to the front and a side door giving access to the rear garden. A side gate with handy storage area for bins behind, takes you through to a good size, enclosed, south facing garden approximately 100ft x 60ft which is laid mainly to lawn and is ideal for the enjoyment of children, pets and gardeners. A paved patio at the back of the house and a separate decked area give different places to sit and enjoy the garden. Outside tap and outside electric sockets both front and back.

**SERVICES** Mains: water, electricity, gas and drainage. EPC Rating: tba. Local Authority: Rother District Council. Council Tax Band: F. **LOCATION FINDER** what3words: ///races.shrimp.scorpions



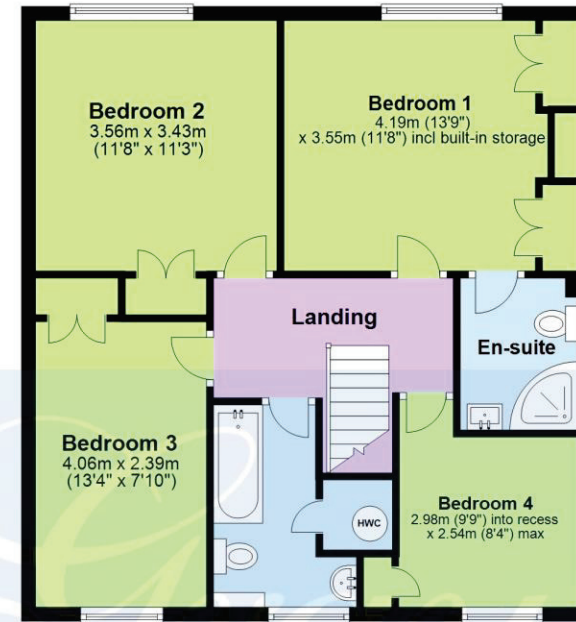
### Ground Floor

Approx. 75.3 sq. metres (810.1 sq. feet)



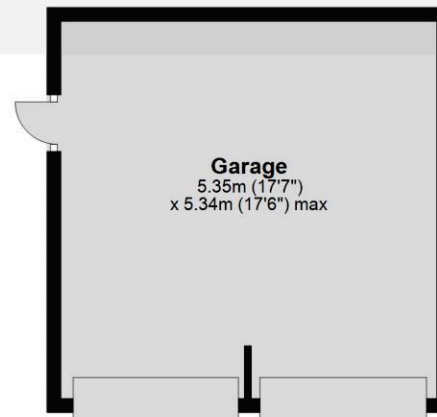
### First Floor

Approx. 69.9 sq. metres (751.9 sq. feet)



### Double Garage

Approx. 28.6 sq. metres (307.6 sq. feet)



Total area: approx. 173.7 sq. metres (1869.7 sq. feet)

This floorplan provides a representation of the functionality using approximate measurements and is not meant to be a precise reflection of the property, its size and detail. No responsibility is taken for any error omission or misstatement. Specifically no guarantee is given about the property size if quoted in the floorplan and outbuildings.  
Plan produced using PlanUp.

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